

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, NOVEMBER 5, 2003
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007

Rosa R. Romero, Calendar Officer
 22 Reade Street, Room 2E
 New York, New York 10007-1216
 (212) 720-3370

CAL NO.	ULURP NO.	CD NO	PROJECT NAME	C.P.C. ACTION
1	C 040016 HAK	1	BETH RACHEL SCHOOL FOR GIRLS	Scheduled to be Heard
2	C 030526 ZMQ	14	OCEAN BAY REZONING	“ ”
3	C 030058 ZMX	4	161 ST STREET COMMERCIAL REZONING	Hearing Closed
4	C 020045 ZSM	2	43 WOOSTER STREET	“ ”
5	C 030324 ZSM	2	MUSEUM OF CONTEMPORARY ART	“ ”
6	C 040011 ZSM	4	PIER 94 - UNCONVENTION CENTER	“ ”
7	C 040014 PPM	4	“ ”	“ ”
8	C 030397 PQQ	12	AGENCY OPERATED BOARDING HOME	“ ”
9	C 020190 ZMR	3	ZBK RETAIL	“ ”
10	C 010071 PPK	5	DISPOSITION OF CITY-OWNED PROPERTIES	Favorable Report Adopted
11	C 030011 MMK	18	VICTORIA PACKING CORPORATION	“ ”
12	C 030298 ZMK	13	STILLWELL AVENUE REZONING	“ ”
13	C 030308 PPK	17	DISPOSITION OF CITY-OWNED PROPERTIES	“ ”
14	N 030536 ZRM	1	BATTERY PARK CITY TEXT AMENDMENT	“ ”
15	C 030460 HAM	11	CORNERSTONE PROGRAM: EAST 119 TH STREET	“ ”
16	N 040122 HKM	2,4	GANSEVOORT MARKET HISTORIC DISTRICT	Forward Rep't to City Council
17	N 030489 ZRM	2	465 BROADWAY	Fav. Rep't Adopted as

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		10	11	12	13	14	15	16	17	18	19	20	21	22	23
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y		Y
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y		Y
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	L	Y	Y	L	Y
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	A	Y	Y	A	Y
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	AB	I	Y	Y	I	Y
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	D	Y	Y	D	Y
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y		Y
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	R	R	O	Y	Y	O	Y
Christopher Kui	A										V			V	
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	E	Y	Y	E	Y
Karen A. Phillips	A										R			R	
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y		Y

MEETING ADJOURNED AT: 1:15 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

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WEDNESDAY, NOVEMBER 5, 2003
10:00 A.M. SPECTOR HALL
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Rosa R. Romero, Calendar Officer
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CAL NO.	ULURP NO.	CD NO	PROJECT NAME	C.P.C. ACTION
18	C 030490 ZSM	2	465 BROADWAY	Favorable Report Adopted
19	N 040118 ZAM	1	55 WATER STREET	Laid Over
20	C 010129 MMQ	5	METROPOLITAN AVENUE BRIDGE	Favorable Report Adopted
21	C 010130 PQQ	5	" "	" "
22	C 030032 ZSQ	9	JAMAICA HOSPITAL NURSING HOME	Laid Over
23	C 020285 ZMR	1	CENTRAL NORTH SHORE REZONING	Favorable Report Adopted
24	C 020420 ZMR	2	NORTHEAST MID-ISLAND REZONING	" "
25	C 020538 ZMR	1	NORTHWEST NORTH SHORE REZONING	" "
26	C 020636 ZMR	2,3	SOUTHEAST MID-ISLAND REZONIG	" "
27	C 030022 ZMR	2	CENTRAL MID-ISLAND REZONING	" "
28	C 030001 ZMR	1	NORTHEAST NORTH SHORE REZONING	" "
29	N 040087 ZRR	1	" "	" "
30	N 030486 RAR	3	YMCA LITTLE LEAGUE	Authorization Approved
31	N 040053 ZAR	2	50 AND 60 CHIPPERFIELD COURT	" "
32	N 030432 ZAR	2	36 ST. JAMES PLACE	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:												
		In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:		24	25	26	27	28	29	30	31	32				
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Richard W.Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Christopher Kui	A													
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Karen A. Phillips	A													
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 1:15 P.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York**

CITY PLANNING COMMISSION

WEDNESDAY, NOVEMBER 5, 2003

**MEETING AT 10:00 A.M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**



**Michael R. Bloomberg, Mayor
City of New York**

[No. 21]

Prepared by Rosa R. Romero, Calendar Officer

**To view the Planning Commission Calendar and/or the Zoning Resolution
on the World Wide Web, visit the Department of City Planning (DCP)
home page at: nyc.gov/planning**

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any Community Board, civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Commission Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list may do so by sending a certified check, made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216. The fee, including tax, is \$100.00 for a one year subscription.

For Calendar Information: call (212) 720-3368, 3369, 3370.

Note to Subscribers: Notify us of change of address by writing to:

City Planning Commission
Calendar Information Office
22 Reade Street - Room 2E
New York, New York 10007-1216

B
CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

AMANDA M. BURDEN, *AICP, Chair*
KENNETH J. KNUCKLES, *Esq., Vice Chairman*
ANGELA M. BATTAGLIA
IRWIN G. CANTOR, P.E.
ANGELA R. CAVALUZZI, R.A.
RICHARD W. EADDY
ALEXANDER GARVIN
JANE D. GOL
CHRISTOPHER KUI
JOHN MEROLO
KAREN A. PHILLIPS
JOSEPH B. ROSE
DOLLY WILLIAMS, *Commissioners*
ROSA R. ROMERO, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a. m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, NOVEMBER 5, 2003

Roll Call; approval of minutes	1
I. Scheduling of November 19, 2003	1
II. Public Hearings	3
III. Reports	8

**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for November 19, 2003 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

**CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____ CB No.: _____

Position: Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

NOVEMBER 5, 2003

**APPROVAL OF MINUTES OF Regular Meeting of October 22, 2003
and Special Meeting of November 3, 2003**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, NOVEMBER 19, 2003
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

BETH RACHEL SCHOOL FOR GIRLS

CD 1

C 040016 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 227 Marcy Avenue/248-268 Division Avenue (Block 2195, Lots 1 and 14), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate the rehabilitation of an existing school building pursuant to the Community Works Program.

Resolution for adoption scheduling November 19, 2003 for a public hearing.

BOROUGH OF QUEENS

No. 2

OCEAN BAY REZONING

CD 14

C 030526 ZMQ

IN THE MATTER OF an application submitted by the New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 30c:**

- 1. eliminating from an existing R5 district a C1-2 District bounded by** a line 200 feet southerly of Beach Channel Drive, Beach 54th Street, Beach Channel Drive and Beach 53rd Street;
- 2. changing from a C4-1 district to an R5 District property bounded by** a line 100 feet northerly of Oceanview Boulevard, Beach 62nd Street, Arverne Boulevard and Beach 59th Street; and
- 3. establishing within the existing R5 District a C2-4 District bounded by** a line 200 feet southerly of Beach Channel Drive, Beach 54th Street, Beach Channel Drive and Beach 53rd Street; and
- 4. establishing within the proposed R5 District a C2-4 District bounded by** a line 100 feet northerly of Oceanview Boulevard, Beach 62nd Street, Arverne Boulevard and Beach 59th Street;

as shown on a diagram (for illustrative purposes only) dated August 11, 2003.

Resolution for adoption scheduling November 19, 2003 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 3

161st STREET COMMERCIAL REZONING

CD 4

C 030058 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 3201-13 Park Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 6a**, establishing within an existing R7-1 District a C2-4 District bounded by a line 100 feet southerly of East 162nd Street, Teller Avenue, Park Avenue, East 161st Street, a line perpendicular to the northerly street line of East 161st Street distant 100 feet westerly (as measured along the street line) from the intersection of the northwesterly street line of Park Avenue and the northerly street line of East 161st Street, a line 100 feet northerly of East 161st Street, and a line 100 feet northwesterly of Park Avenue, as shown on a diagram (for illustrative purposes only) dated July 21, 2003.

(On October 22, 2003, Cal. No. 1, the Commission scheduled November 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 4

43 WOOSTER STREET

CD 2

C 020045 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 43 Wooster LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution **to modify the use regulations of Section 42-14(D)(2)(b) to allow retail use (Use Group 6 uses) on the ground floor and a portion of the cellar floor of an existing 6-story and penthouse building located at 43 Wooster Street** (Block 475, Lot 21), in an M1-5B District, within the SoHo Cast Iron Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On October 22, 2003, Cal. No. 2, the Commission scheduled November 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 5

MUSEUM OF CONTEMPORARY ART

CD 2

C 030324 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New Museum of Contemporary Art pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution **to modify the use regulations of Section 42-14D(2)(b) to allow retail use (Use Group 6 uses) on the ground floor, cellar and subcellar of an existing 12-story building on property located at 583-587 Broadway a.k.a. 154-158 Mercer Street** (Block 512, Lots 1001 and 1002) in an M1-5B

district, within the SoHo-Cast Iron Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On October 22, 2003, Cal. No. 3, the Commission scheduled November 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 6 and 7

**(Applications for the grant of a special permit and disposition of
city-owned property at Pier 94)**

PIER 94 - UNCONVENTION CENTER

No. 6

CD 4

C 040011 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by UnConvention Center, Inc. and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-41 of the Zoning Resolution **to allow a trade exposition with a rated capacity in excess of 2,500 persons within an existing building on a zoning lot located at Pier 94 between West 53rd and West 55th Streets** (Block 1109, Lot 5 and p/o Marginal Street Wharf or Place), in an M2-3 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On October 22, 2003, Cal. No. 4, the Commission scheduled November 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 7

CD 4

C 040014 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, for **the disposition** to UnConvention Center, Inc., **of one (1) city-owned property located at Pier 94, Twelfth Avenue between 53rd and 54th Streets, (Block 1109, Lot 5, and p/o Marginal Street, Wharf or Place)** pursuant to zoning.

(On October 22, 2003, Cal. No. 5, the Commission scheduled November 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 8

AGENCY OPERATED BOARDING HOME

CD 12

C 030397 PQQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 114-58 175th Place (Block 12397, Lot 113), Queens, for continued use as an Agency Operated Boarding Home.

(On October 22, 2003, Cal. No. 6, the Commission scheduled November 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 9

ZBK RETAIL

CD 3

C 020190 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Abram Zylberberg pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 33c**, establishing within an existing R3A District a C2-1 District bounded by a line 330 feet northeasterly of William Avenue, Hylan Boulevard, a line 95 feet northeasterly of William Avenue, and a line midway between Russell Street and Hylan Boulevard, within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated August 11, 2003.

(On October 22, 2003, Cal. No. 7, the Commission scheduled November 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 10

DISPOSITION OF CITY-OWNED PROPERTIES

CD 5

C 010071 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of six (6) City-owned properties pursuant to zoning.**

A list and description of the properties can be seen in the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th floor, Brooklyn, NY 11241.

(On September 24, 2003, Cal. No. 1, the Commission scheduled October 8, 2003 for a public hearing. On October 8, 2003, Cal. No. 15, the hearing was closed.)

For consideration.

No. 11

VICTORIA PACKING CORPORATION

CD 18

C 030011 MMK

IN THE MATTER OF an application, submitted by Victoria Packing Corporation, pursuant to Sections 197-c and 199 of the New York City Charter and section 5-430 *et. seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of portions of East 100th Street between Foster Street and Avenue D, and
- any acquisition or disposition of real property related thereto ,

in accordance with map Nos. Y-2654, X-2655 and X-2656 dated May 1, 2003 and signed by the Borough President.

(On September 24, 2003, Cal. No. 2, the Commission scheduled October 8, 2003 for a public hearing. On October 8, 2003, Cal. No. 16, the hearing was closed.)

For consideration.

No. 12

STILLWELL AVENUE REZONING

CD 13

C 030298 ZMK

IN THE MATTER OF an application submitted by 2092 LLC pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 28c**, changing from an R5 District to a C8-2 District property bounded by 26th Avenue, Stillwell Avenue, and a line perpendicular to the southeasterly street line of 26th Avenue distant 125 feet (measured along the street line) from the point of intersection of the easterly street line of 26th Avenue and the westerly street line of Stillwell Avenue, as shown on a diagram (for illustrative purposes only) dated June 16, 2003.

(On September 24, 2003, Cal. No. 3, the Commission scheduled October 8, 2003 for a public hearing. On October 8, 2003, Cal. No. 17, the hearing was closed.)

For consideration.

No. 13

DISPOSITION OF CITY-OWNED PROPERTIES

CD 17

C 030308 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of two (2) City-owned properties pursuant to zoning.**

<u>Block</u>	<u>Lot</u>	<u>Address</u>
4607	31	61 East 53 Street
4994	8	2013 Nostrand Avenue

(On September 24, 2003, Cal. No. 4, the Commission scheduled October 8, 2003 for a public hearing. On October 8, 2003, Cal. No. 18, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 14

BATTERY PARK CITY TEXT AMENDMENT

CD 1

N 030536 ZRM

IN THE MATTER OF an application submitted by the Battery Park City Authority to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York relating to Section 84-131 (Floor area regulations) and Section 84-132 (Mandatory front building walls) regarding minimum dwelling unit size requirements and set back regulations for new buildings in the Special Battery Park City District.

Matter in underlined is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter within # # is defined in the Zoning Resolution;

*** indicates where unchanged text appears in the Resolution.

84-131

Floor area regulations

Notwithstanding any other provisions of this Resolution, the permitted #floor area ratio#

for any #development# or #enlargement# on a #zoning lot# in subzones A-1 and A-5 shall not exceed 12.0, and in subzones A-2, A-3 and A-6 shall not exceed 8.0. However, within subzone A-6, the #floor area ratio# for the #zoning lot# on the southeast corner of Chambers Street and North End Avenue may be increased from 8.0 to a maximum of 12.0, provided that such additional #floor area# is occupied by a #school#.

The #floor area# bonus provisions with respect to R10 Districts shall not apply.

The minimum #floor area# contained within any #dwelling unit# shall not be less than 550 square feet.

84-132

Mandatory front building walls

Except as set forth in paragraph (g) and (i) of this Section, where Appendices 2.1 or 3.1 shows a requirement for a #development# in Zone A to be built to a #mandatory front building wall line#, any such #development# shall have a mandatory front building wall coincident with and constructed along such #mandatory front building wall line#, which shall rise without setback for a height above #curb level# as specified in this Section, except that, at building entrances, openings below the second #story# ceiling in the mandatory front building walls will be permitted to provide access to courtyards:

- (a) except as set forth in paragraph (d) of this Section, with respect to any 60-85 foot #mandatory front building wall line# shown in Appendix 2.1, a height of not less than 60 feet nor more than 85 feet;
- (b) with respect to any 110-135 foot #mandatory front building wall line# shown in Appendix 2.1, a height of not less than 110 feet nor more than 135 feet. However, a setback of not more than 10 feet may be provided at a height of 85 feet or more above #curb level#;
- (c) on the portion of any #zoning lot# designated as a #special height location# in Appendix 2.2, a height of not less than the applicable amount set forth in paragraphs (a) or (b) of this Section and not more than the maximum height indicated in Appendix 2.2 or in paragraph (d)(1) of Section 84-135 (Limited height of buildings);
- (d) with respect to any #zoning lot# south of West Thames Street, east of South End Avenue, north of Third Place and west of Battery Place, a height of not less than 18 feet nor more than 85 feet above #curb level#;
- (e) with respect to any 110-135 foot #mandatory front building wall line# shown in Appendix 3.1, a height of not less than 110 feet nor more than 135 feet;

(f) With respect to any 110-230 foot #mandatory front building wall line# shown in Appendix 3.1, a height of not less than 110 feet nor more than 230 feet; except that:

- (1) the length of the mandatory front building wall along North End Avenue in excess of a height of 135 feet shall not exceed 120 feet along any frontage;
- (2) where the length of the #mandatory front building wall line# along #street lines# intersecting North End Avenue exceeds 100 feet, the mandatory front building wall in excess of a height of 135 feet shall not exceed a length of 75 feet along North End Avenue. However, the length of the mandatory front building wall along #street lines# intersecting North End Avenue may be reduced to not less than 100 feet in order to accommodate landscaping and other improvements within or adjacent to the public open space areas shown in Appendix 3.6;
- (3) a setback of ten feet at a height of 135 feet is required along all street frontages, except Park Place West, ~~at a height of 135 feet;~~ and
- (4) a setback of not less than five feet and not more than ten feet is required in other locations at a height of 135 feet, as shown in Appendix 3.1; ~~and.~~

~~(5) a setback of not less than five feet is required at a height of 210 feet on all sides of the #building#, except for #special height locations# provided in Section 84-135 (Limited height of buildings) and shown in Appendix 3.2;~~

(g) with respect to any 150-250 foot #mandatory front building wall line# shown in Appendix 3.1, a height of not less than 150 feet nor more than 250 feet; except that the height may not exceed either 150 feet for more than 120 feet or 75 percent of the length of the site=s western property line, whichever is less, and a setback of not less than five feet and not more than ten feet is required at a height of 150 feet. Where Appendix 3.1 shows a requirement for a #development# to be built to a #mandatory front building wall line# along frontage on River Terrace, any such #development# may have a mandatory front building wall coincident with and constructed along a line set back one and one-half feet from the #street line# along River Terrace to accommodate landscaping treatment as required by the Battery Park City Authority; and

(h) on the portion of any #zoning lot# designated as a #special height location# in Appendix 3.2, a height of not less than the applicable amount set forth in paragraphs (e), (f) or (g) of this Section and not more than the height shown in Appendix 3.2.

(i) on the #zoning lot# south of First Place and west of Battery Place, the eastern mandatory front building wall may be located within 30 feet from the eastern #mandatory front building wall line#, and the southern mandatory front building wall may be reduced in length up to 30 feet along the southern #mandatory front building wall line# within 30 feet from the intersection with the eastern #mandatory building wall line#.

Subject to the provisions of Section 84-133 (Front wall recesses), the mandatory front building wall requirements set forth in this Section shall also apply to all #developments# along all #street lines# within 50 feet of their intersection with any #mandatory front building wall line#. For the next 20 feet along the #street line#, the mandatory front building wall requirements are optional except that, for any #development# north of Vesey Street and Vesey Place, the mandatory front building wall requirements are optional for the next 25 feet. The height limit of 85 feet shall apply along #street lines# or to #developments# not subject to the mandatory front building wall requirements.

* * *

(On September 24, 2003, Cal. No. 5, the Commission scheduled October 8, 2003 for a public hearing. On October 8, 2003, Cal. No. 19, the hearing was closed.)

For consideration.

No. 15

CORNERSTONE PROGRAM: EAST 119TH STREET

CD 11

C 030460 HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1) pursuant to Article 16 of the General Municipal Law of New York State for:

- a) the designation of 332, 336-38, 340 and 342 East 119th Street (Block 1795, Lots 39, 37, 36 and 35) and 325-341 East 119th Street (Block 1796, Lots 113, p/o 13, 14-19 and 117), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development, through HPD's Cornerstone Program, of approximately 110 units of condominium housing in two buildings.

(On September 10, 2003, Cal. No. 4, the Commission scheduled September 24, 2003 for a public hearing. On September 24, 2003, Cal. No. 12, the hearing was continued. On October 8, 2003, Cal. No. 20, the hearing was closed.)

For consideration.

No. 16

Gansevoort Market Historic District

***(Report pursuant to Section 3020.8(a)(b)
of the City Charter)***

CDs 2 AND 4

N 040122 HKM

IN THE MATTER OF a communication dated September 19, 2003, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Gansevoort Market Historic District which consists of the property bounded by a line beginning at the northeast corner of Horatio and West Streets, extending northerly along the eastern curbline of West Street to the southeast corner of West and Gansevoort Streets, easterly along the southern curbline of Gansevoort Street to the southeast corner of Gansevoort and Washington Streets, northerly and northeasterly along the eastern curbline of Washington Street to the southeast corner of Washington and West 13th Streets, northwesterly across Washington Street to the southwest corner of Washington and West 13th Streets, northeasterly along the western curbline of Washington Street, northwesterly along the southern property lines of 440 through 446-

448 West 14th Street, northeasterly along the western property line of 446-448 West 14th Street and a line extending northeasterly to the northern curbline of West 14th Street, southeasterly along the northern curbline of West 14th Street to a point on a line extending southwesterly from the western property line of 439-445 West 14th Street (aka 438-440 West 15th Street), northeasterly along said line and the western property line of 439-445 West 14th Street (aka 438-440 West 15th Street) to the southern curbline of West 15th Street, southeasterly along the southern curbline of West 15th Street to a point on a line extending northeasterly from the eastern property line of 439-445 West 14th Street (aka 438-440 West 15th Street), southwesterly along said line and part of the eastern property line of 439-445 West 14th Street (aka 438-440 West 15th Street), southeasterly along the northern property line of 421-435 West 14th Street and a line extending southeasterly to and along the northern property line of 409-411 West 14th Street, northeasterly along part of the western property line of 407 West 14th Street, southeasterly along the northern property lines of 407 and 405 West 14th Street, southwesterly along part of the eastern property line of 405 West 14th Street, southeasterly along the northern property line of 401-403 West 14th Street (aka 47-59 Ninth Avenue) and a line extending southeasterly to the eastern curbline of Ninth Avenue, northeasterly along the eastern curbline of Ninth Avenue to a point on a line extending northwesterly from the northern property line of 60 Ninth Avenue, southeasterly along said line and the northern property line of 60 Ninth Avenue, southwesterly along the eastern property lines of 60 through 56 Ninth Avenue and part of the eastern property line of 44-54 Ninth Avenue (aka 355-357 West 14th Street), southeasterly along the northern building line of 351-353 West 14th Street, southwesterly along part of the eastern property line of 351-353 West 14th Street and a line extending southwesterly to the northern curbline of West 14th Street, northwesterly along the northern curbline of West 14th Street to the northeast corner of Ninth Avenue and West 14th Street, southwesterly across West 14th Street to the southwest corner of West 14th and Hudson Streets, southerly along the western curbline of Hudson Street to the southwest corner of Hudson and West 13th Streets, northwesterly along the southern curbline of West 13th Street, southwesterly along the eastern curbline of Ninth Avenue, southeasterly along the northern property lines of 5 Little West 12th Street (aka 2-8 Ninth Avenue) through 1 Little West 12th Street, southwesterly along the eastern property line of 1 Little West 12th Street to the northern curbline of Little West 12th Street, westerly along the northern curbline of Gansevoort Street to a point in the center of Hudson Street, southerly along a line in the center of Hudson Street to a point on a line extending easterly from the southern property line of 639-½ Hudson Street, westerly along said line and the southern property line of 639-½ Hudson Street, northerly along the western property line of 639-½ Hudson Street, westerly along part of the southern property line of 641 Hudson Street, northerly along part of the western property line of 641 Hudson Street, westerly along the southern property line of 36-40 Gansevoort Street (aka 831-835 Greenwich Street) and a line extending westerly to a point on a line in the center of Greenwich Street, southerly along a line in the center of Greenwich Street to a point on a line extending easterly from the southern property line of 838-840 Greenwich Street,

westerly along said line and the southern property line of 838-840 Greenwich Street, northerly along part of the western property line of 838-840 Greenwich Street, westerly along the southern property lines of 52-58 through 60-68 Gansevoort Street and part of the southern property line of 803-807 Washington Street, southerly along the eastern property lines of 803-807 and 799-801 Washington Street and a line extending southerly to a point on a line in the center of Horatio Street, westerly along a line in the center of Horatio Street, and northerly along a line extending southerly from the eastern curbline of West Street, to the point of beginning, by the Landmarks Preservation Commission on September 9, 2003 (List No. 349, LP 2132).

(On September 25, 2003, the Commission duly advertised October 8, 2003 for a public hearing. On October 8, 2003, Cal. No. 21, the hearing was closed.)

For consideration.

Nos. 17 and 18

465 BROADWAY

(Applications for an amendment to the Zoning Resolution and for the grant of a special permit to facilitate construction of a residential building with retail use)

No. 17

CD 2

N 030489 ZRM

IN THE MATTER OF an application submitted by WXIV/Broadway Grand Realty, LLC pursuant to Section 201 of the New York City Charter, for **an amendment of the Zoning Resolution of the City of New York** relating to Article VII, Chapter 4, Section 74-712 (Developments in Historic Districts) **to permit within Historic Districts the modification of use regulations on certain zoning lots located in M1-5A and M1-5B Districts.**

Matter in Underline is new, to be added;

Matter within # # is defined in Section 12-10;

Matter in ~~strikeout~~ is text to be deleted;

*** indicates where unchanged text appears in the Zoning Resolution

* * *

74-712

Developments in Historic Districts

Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit:

- (a) in M1-5A and M1-5B Districts, the modification of #use# regulations for any #development# on a #zoning lot# that is vacant, #land with minor improvements# or where not more than twenty percent of the #lot area# is occupied by existing #buildings#, provided that such #use# modifications shall have minimal adverse effects on the conforming #uses# in the surrounding area.; and
- (b) In all districts, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, ~~that lies within a Historic District designated by the Landmarks Preservation Commission, the City Planning Commission may permit~~ the modification of #bulk# regulations, except #floor area ratio# regulations, provided that such #bulk# modifications shall:

 - (a) (1) ~~shall~~ not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and
 - (b) (2) relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

* * *

(On August 27, 2003, Cal. No. 4, the Commission scheduled September 10, 2003 for a public hearing. On September 10, 2003, Cal. No. 12, the hearing was continued. On September 24, 2003, Cal. No. 13, the hearing was closed.)

For consideration.

No. 18

CD 2

C 030490 ZSM

IN THE MATTER OF an application submitted by WXIV/Broadway Grand Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-712** of the Zoning Resolution **to modify the use regulations for a proposed development on a zoning lot where not more than twenty percent of the lot area is occupied by existing buildings to allow retail use (Use Group 6 uses) and/or residential use (Use Group 2 uses) on the ground floor and cellar and to allow residential use (Use Group 2 uses) on the 2nd through 14th floors of a proposed 14-story building on property located at 465 Broadway a.k.a. 106-112 Grand Street** (Block 474, Lots 38,49 and 1101-1102), in the SoHo Cast Iron Historic District, within an M1-5B.

** Note: Section 74-712 is proposed to be changed under a related application (N 030489 ZRM) for an amendment of the Zoning Resolution.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On August 27, 2003, Cal. No. 5, the Commission scheduled September 10, 2003 for a public hearing. On September 10, 2003, Cal. No. 13, the hearing was continued. On September 24, 2003, Cal. No. 14, the hearing was closed.)

For consideration.

No. 19

55 Water Street

CD 1

N 040118 ZAM

IN THE MATTER OF an application submitted by New Water Street Corp. **for the grant of an authorization** pursuant to Section 91-662(a) of the Zoning Resolution **to allow the alteration of an existing elevated plaza* for which a floor area bonus has been granted on a zoning lot located at 55 Water Street** (Block 31, Lots 1001-1052), in a C6-9 District, within the South Street Seaport Subdistrict, within the Special Lower Manhattan District.

*Note: An application (CP-22518) pursuant to Section 74-76 of the Zoning Resolution to

allow the elevated was approved by the City Planning Commission on November 27, 1968 (Cal. No. 11) and by the Board Of Estimate on January 23, 1969 (Cal. No. 11).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

For consideration.

BOROUGH OF QUEENS

Nos. 20 and 21

(Applications for an amendment to the City Map and acquisition of property for bridge reconstruction and maintenance)

METROPOLITAN AVENUE BRIDGE

No. 20

CD 5

C 010129 MMQ

IN THE MATTER OF an application submitted by the Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the adjustment of grades in Metropolitan Avenue between 61st and 62nd Streets, and in Fresh Pond Road between 62nd Road and Bleeker Street;
- the delineation of easements between Fresh Pond Road and 62nd Street;
- and any acquisition or disposition of real property related thereto,

in accordance with Map No. 4958 dated June 21, 2001 and signed by the Borough President.

(On September 24, 2003, Cal. No. 6, the Commission scheduled October 8, 2003 for a public hearing. On October 8, 2003, Cal. No. 22, the hearing was closed.)

For consideration.

No. 21

CD 5

C 010130 PQQ

IN THE MATTER OF an application submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 62-35 Fresh Pond Road and 61- 47 and 49 Metropolitan Avenue (Block 2770, Lot 1 and Block 2747, Lots 85 and 94), Queens, for bridge reconstruction and maintenance.

(On September 24, 2003, Cal. No. 7, the Commission scheduled October 8, 2003 for a public hearing. On October 8, 2003, Cal. No. 23, the hearing was closed.)

For consideration.

No. 22

JAMAICA HOSPITAL NURSING HOME

CD 9

C 030032 ZSQ

IN THE MATTER OF an application submitted by the Jamaica Hospital Nursing Home Co., Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-902 of the Zoning Resolution **to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area and Percentage of Lot Coverage) to apply to a proposed 4-story, approximately 121,000 square foot nursing home building on property located between 134th and 135 Street, approximately 130 feet north of 91st Avenue** (Block 9263, Lots 8, 10, 12, 14, 16, 18, 20, 22, 40, 42, 44, 46, 48, 50, 52 and 54), in R4 and R6 Districts.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On September 24, 2003, Cal. No. 8, the Commission scheduled October 8, 2003 for a public hearing. On October 8, 2003, Cal. No. 24, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 23, 24, 25, 26, 27, 28, and 29

***STATEN ISLAND BOROUGH PRESIDENT'S REZONING AND
RELATED SPECIAL HILLSIDES PRESERVATION DISTRICT TEXT***

No. 23

CENTRAL NORTH SHORE REZONING

CD 1

C 020285 ZMR

IN THE MATTER OF an application submitted by the Office of the Staten Island Borough President pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 20d and 21b:**

- 1. changing from an R3-1 District to an R3X District property bounded by** a line 150 feet southerly of Forest Avenue, Crystal Avenue, a line 100 feet southerly of Forest Avenue, a line 165 feet easterly of Crystal Avenue, Riegelmann Street, a line 100 feet easterly of Crystal Avenue, a line 100 feet northerly of Galloway Avenue, a line 100 feet westerly of Marianne Street, a line 100 feet southerly of Forest Avenue, Marianne Street, a line 150 feet southerly of Forest Avenue, North Avenue, Shaw Place, Burnside Avenue, Jewett Avenue, Kingsley Avenue, Manor Road, Martling Avenue, Slosson Avenue, Ellsworth Place and its westerly prolongation, a line 100 feet westerly of Fairview Avenue, a line midway between Governor Road and Dongan Avenue and its easterly prolongation, Manor Road, a line 200 feet northerly of Victory Boulevard, South Greenleaf Avenue, Kemball Avenue, a line 340 feet easterly of Wescott Boulevard, a line 100 feet northerly of Victory Boulevard, a line 100 feet easterly of Jewett Avenue, Coale Avenue, Jewett Avenue, Markham Place, a line perpendicular to the southerly Street line of Markham Place distant 50 feet westerly (as measured along the Street line) from the intersection of the southerly Street line of Markham Place and the westerly Street line of Jewett Avenue, a line 75 feet southerly of Markham Place, a line 100 feet southeasterly of Smith Court and its northeasterly prolongation, Watchogue Road, a line perpendicular to the southwesterly street line of Watchogue Road distant 100 feet northwesterly (as measured along the street line) from the intersection of the northwesterly street line of Frederick Street and the southwesterly street line of Watchogue Road, a line 150 feet southwesterly of Watchogue Road, a line 120 feet easterly of Willard Place, a line 100 feet southerly of Watchogue Road,

Willard Place, Seward Place, the northerly street line of Frederick Street and its westerly prolongation, a line 100 feet easterly of Seward Place and its northerly prolongation, Marble Street, Cheves Avenue, Watchogue Road, a line midway between Glascoe Avenue and Woolley Avenue, College Avenue, and Willowbrook Road;

2. **changing from an R3-1 District to an R2 District property bounded by a** southerly boundary line of Clove Lakes Park and its westerly prolongation, Royal Oak Road and its northerly centerline prolongation, a line 100 feet northerly of Victory Boulevard, and Slosson Avenue;
3. **changing from an R3-2 District to an R3X District property bounded by:**
 - a. a line 150 feet southeasterly of Forest Avenue, Veltman Avenue, Hamlin Place, a line 150 feet southerly of Forest Avenue, Jewett Avenue, a line 225 feet northerly of Egbert Avenue, a line 100 feet westerly of Llewellyn Place, a line 100 feet southerly of Forest Avenue, Llewellyn Place, a line 150 feet southerly of Forest Avenue, Manor Road, Kingsley Avenue, Jewett Avenue, Burnside Avenue, Shaw Place, and North Avenue; and
 - b. Houston Street, Willowbrook Road, Stewart Avenue, a line 100 feet southerly of Watchogue Road, the southerly prolongation of a line midway between Glascoe Avenue and Woolley Avenue, Watchogue Road, Cheves Avenue, Marble Street, O'Connor Avenue, a line 100 feet northerly of Victory Boulevard, Stewart Avenue, a line 150 feet northerly of Victory Boulevard, Willowbrook Road, Montauk Place, a line 200 feet westerly of Willowbrook Road, Wyona Avenue, Willow Road East, Cambridge Avenue, Nina Avenue, a line 100 feet westerly of Cambridge Avenue, Caswell Avenue and its westerly prolongation, Willowbrook Expressway, Staten Island Expressway, Richmond Avenue, Deppe Place and its easterly prolongation, Willowbrook Expressway, Vedder Avenue, and Willow Road East; and
4. **changing from an R3-2 District to an R3-1 District property bounded by:**
 - a. the westerly Street line of Stewart Avenue and its southerly prolongation, a line 150 feet southerly of Victory Boulevard, Stewart Avenue, a line 100 feet southerly of Victory Boulevard, Sheraden Avenue, Caro Street and its westerly centerline prolongation, Carmel Avenue, a line 100 feet southerly of Victory Boulevard, Mann Avenue, a line 200 feet southerly of Victory Boulevard, Perry Avenue, a line 150 feet southerly

of Victory Boulevard, Lester Street, Josephine Street, Manor Road, and Staten Island Expressway; and

- b. Windsor Road, Little Clove Road, the southwesterly prolongation of the southeasterly street line of Bristol Avenue, the northerly boundary line of a park, and the southerly prolongation of the westerly boundary line of a park;

as shown on a diagram (for illustrative purposes only) dated September 8, 2003.

(On October 8, 2003, Cal. No. 5, the Commission scheduled October 22, 2003 for a public hearing. On October 22, 2003, Cal. No. 15, the hearing was closed.)

For consideration.

No. 24

NORTHEAST MID-ISLAND REZONING

CD 2

C 020420 ZMR

IN THE MATTER OF an application submitted by the Office of the Staten Island Borough President pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 27a, 27b, 27c and 27d:**

1. changing from an R3-1 District to an R3X District property bounded by:

- a. Richmond Road, a line 100 feet southerly of Old Town Road, Wilson Street, Cornelia Street, North Railroad Avenue, Burgher Avenue, South Railroad Avenue, a line 100 feet northeasterly of Evergreen Avenue, a line 390 feet northwesterly of Hylan Boulevard, Old Town Road, a line 150 feet northwesterly of Hylan Boulevard, Atlantic Avenue, a line 100 feet northwesterly of Hylan Boulevard, Alter Avenue, a line 200 feet northwesterly of Hylan Boulevard, Dongan Hills Avenue, a line 150 feet northwesterly of Hylan Boulevard, Naughton Avenue, Husson Street, a line midway between Buel Avenue and Dongan Hills Avenue, Zoe Street, Liberty Avenue, a line 200 feet southeasterly of Hancock Street, Seaview Avenue, a line 200 feet southeasterly of Hancock Street, Cromwell Avenue, a line 200 feet

northwesterly of North Railroad Avenue, Liberty Avenue, North Railroad Avenue, Dongan Hills Avenue, a line 150 feet easterly of Richmond Road, and Cromwell Avenue; and

- b. Quintard Street, a line midway between Laconia Avenue and Hurlbert Street, Benton Avenue, and a line 100 feet easterly of Hylan Boulevard;

2. changing from an R3-2 District to an R3-1 District property bounded by:

- a. Hylan Boulevard, Kramer Street, a line midway between Kensington Avenue and Lamport Boulevard, McClean Avenue, Lamport Boulevard, Kramer Street, Norway Avenue, a line 150 feet southerly of Hylan Boulevard, Mallory Avenue, a line perpendicular to the northeasterly street line of Mallory Avenue distant 200 feet southeasterly (as measured along the street line) from the intersection of the northeasterly street line of Mallory Avenue and the southerly street line of Hylan Boulevard, a line midway between Lamport Boulevard and Mallory Avenue, a line perpendicular to the last course and passing through a point on the northeasterly street line of Mallory Avenue distant 300 feet (as measured along the street line) from the intersection of the northeasterly street line of Mallory Avenue and the southerly street line of Hylan Boulevard, a line 150 feet southerly of Hylan Boulevard, and Kensington Avenue;
- b. Reid Avenue, Norway Avenue, McClean Avenue, Lamport Boulevard, Foch Avenue, Norway Avenue, Nugent Avenue, Winfield Street, Patterson Avenue, Quintard Street and its southeasterly centerline prolongation, the northwesterly boundary line of a park, Seaview Avenue and its southeasterly centerline prolongation, Quincy Avenue, Buel Avenue and its southeasterly centerline prolongation, the northwesterly boundary line of a park, Slater Boulevard and its southeasterly centerline prolongation, Quincy Avenue, Graham Boulevard, Nugent Avenue, Stobe Avenue, Hylan Boulevard, Slater Boulevard, a line 150 feet southeast of Hylan Boulevard, Dongan Hills Avenue, a line 200 feet southeast of Hylan Boulevard, Liberty Avenue, a line midway between Hylan Boulevard and Simpson Street, Garretson Avenue, a line 200 feet southeast of Hylan Boulevard, Atlantic Avenue, Mason Avenue, and Quintard Street; and
- c. Major Avenue, Sand Lane, Mac Farland Avenue, Hasting Avenue, Major Avenue, Tomkins Avenue, McClean Avenue, Lily Pond

Avenue, Father Capodanno Boulevard, a line 100 feet northeasterly of Ocean Avenue, a line 100 feet northwesterly of Robin Road, a line 100 feet southwesterly of Ocean Avenue, a line 100 feet southeasterly of Robin Road, Father Capodanno Boulevard, Drury Avenue, the southeasterly centerline prolongation of Ocean Avenue, the northwesterly boundary line of a park, a line 100 feet northeasterly of Sand Lane and its southeasterly prolongation, Oceanside Avenue, Mills Avenue, Robin Road, Sand Lane, Olympia Boulevard, Piave Avenue, McClean Avenue, and Linwood Avenue and excluding the property bounded by a line midway between McClean Avenue and Mac Farland Avenue, Hasting Avenue, a line 150 feet northwesterly of McClean Avenue, Florida Avenue, McClean Avenue, a line bisecting the angle formed by the northeasterly prolongation of the southeasterly street line of McClean Avenue and the northwesterly street line of Waterford Court, Ocean Avenue, a line 150 feet southeasterly of McClean Avenue, and Wallace Avenue; and

3. changing from an R3-2 District to an R3X District property bounded by:

- a.** Kramer Street, Hylan Boulevard, Linwood Avenue, McClean Avenue, Piave Avenue, Olympia Boulevard, Wills Place, Quincy Avenue, Tuscany Court, Oceanside Avenue, Wentworth Avenue and its southeasterly centerline prolongation, the northwesterly boundary line of a park, Quintard Street and its southeasterly centerline prolongation, Patterson Avenue, Winfield Street, Nugent Avenue, Norway Avenue, Foch Avenue, Lamport Boulevard, McClean Avenue, and a line midway between Kensington Avenue and Lamport Boulevard; and
- b.** Benton Avenue, Mason Avenue, Atlantic Avenue, a line 150 feet southeasterly of Hylan Boulevard, Evergreen Avenue, and a line 100 feet southeasterly of Hylan Boulevard;

as shown on a diagram (for illustrative purposes only) dated September 8, 2003.

(On October 8, 2003, Cal. No. 6, the Commission scheduled October 22, 2003 for a public hearing. On October 22, 2003, Cal. No. 16, the hearing was closed.)

For consideration.

NORTHWEST NORTH SHORE REZONING

CD 1

C 020538 ZMR

IN THE MATTER OF an application submitted by the Office of the Staten Island Borough President pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 20c, 20d, 21a and 21b:**

1. **changing from an R3-1 District to an R3A District property bounded by** Port Richmond Avenue, Beekman Street, a line 100 feet southeasterly of Port Richmond Avenue, a line midway between Post Avenue and Palmer Avenue, Cortlandt Street, a line 150 feet southwesterly of Post Avenue, a line bisecting the angle formed by the northeasterly prolongation of the southeasterly street line of Cortlandt Street and the northerly prolongation of the westerly street line of Jewett Avenue, the westerly prolongation of a line 250 feet southerly of Post Avenue, Jewett Avenue, Kramer Place, a line 100 feet southeasterly of Cortlandt Street, Catherine Street, Cortlandt Street, Barrett Avenue, a line 100 feet southeasterly of Decker Avenue, a line 100 feet southwesterly of Smith Place and its northwesterly prolongation, and a line 100 feet southerly of Smith Place;
2. **changing from an R3-2 District to an R3A District property bounded by:**
 - a) Lake Avenue, David Place and its westerly and easterly centerline prolongation, Pulaski Avenue, Dixon Avenue, a line 125 feet westerly of Villa Avenue, Walker Street, Trantor Place, Innis Street, Nicholas Avenue, Hooker Place, a line 150 feet northwesterly of Port Richmond Avenue, Walker Street, Port Richmond Avenue, Van Riper Street, a line 150 feet northwesterly of Port Richmond Avenue and its southwesterly prolongation, Willow Road West, Richmond Avenue, Morningstar Road, and a line 200 feet northerly of Forest Avenue;
 - b) a line 100 feet southerly of Richmond Terrace, Taylor Street, a line 150 feet southeasterly of Richmond Terrace, the northeasterly and northwesterly boundary line of the Staten Island Cemetery and its northeasterly prolongation, Tomkins Court, the easterly and northerly boundary line of Fountain Cemetery and its easterly prolongation, Van Street, the northwesterly boundary line of Lawrence C. Thompson Memorial Park and its southwesterly prolongation, Alaska Street, a line 200 feet northerly of Castleton Avenue, Dongan Street, a line 100 feet northerly of Castleton Avenue, and Clove Road; and

- c) Post Avenue, Clove Road, a line 100 feet southerly of Castleton Avenue, Dongan Street, a line 200 feet southerly of Castleton Avenue, Taylor Street, a line 240 feet southerly of Castleton Avenue, Roe Street, a line 200 feet southerly of Castleton Avenue, Elizabeth Street, a line 150 feet southerly of Castleton Avenue, State Street, Noble Place, Broadway, Britton Street, North Burcher Avenue, a line 150 feet southeasterly of Richmond Terrace, Bement Avenue, a line 150 feet northerly of Forest Avenue, Broadway, a line 100 feet northerly of Forest Avenue, Llewellyn Place, a line 300 feet northerly of Forest Avenue, and Jewett Avenue;

3. changing from an R4 District to an R3A District property bounded by:

- a) a line 100 feet southerly of Richmond Terrace, Faber Street, a line 150 feet southerly of Richmond Terrace, Maple Avenue, Harrison Avenue, a line 150 feet northwesterly of Richmond Avenue, Castleton Avenue, Faber Street, Charles Avenue, a line 150 feet northwesterly of Richmond Avenue, Post Avenue, a line 100 feet northwesterly of Richmond Avenue, Hooker Place, and Nicholas Avenue; and
- b) Ann Street, Avenue B, Bennett Street, Jewett Avenue, a line 150 feet northeasterly of Hurst Street, a line 150 feet southeasterly of Jewett Avenue, Dubois Avenue, Post Avenue, Jewett Avenue, the westerly prolongation of a line 250 feet southerly of Post Avenue, a line bisecting the angle formed by the northeasterly prolongation of the southeasterly street line of Cortlandt Street and the northerly prolongation of the westerly street line of Jewett Avenue, a line 150 feet southwest of Post Avenue, Cortlandt Street, a line midway between Post Avenue and Palmer Avenue, a line 100 feet southeasterly of Richmond Avenue, Post Avenue, the southwest centerline prolongation of Park Avenue, Castleton Avenue, and a line 100 feet northwesterly of Park Avenue; and

4. changing from an R3-2 District to an R3X District property bounded by a line 100 feet northerly of Martineau Street and its westerly prolongation, Northfield Avenue, a line 150 feet southerly of Richmond Terrace, Grandview Avenue, a line perpendicular to the easterly street line of Grandview Avenue distant 420 feet northerly (as measured along the street line) from the intersection of the easterly street line of Grandview Avenue and the northerly street line of Cowen Place, Post Lane, a line 150 feet southwest of Richmond Terrace, Lockman Avenue, Davidson Street and its easterly and westerly centerline prolongation, the southerly centerline prolongation of Northfield Avenue, Arlington Place,

Holland Avenue, Macormac Place, a line 100 feet easterly of Holland Avenue, a line 100 feet southerly of Benjamin Place, and a line 480 feet easterly of Holland Avenue;

as shown on a diagram (for illustrative purposes only) dated September 8, 2003.

(On October 8, 2003, Cal. No. 7, the Commission scheduled October 22, 2003 for a public hearing. On October 22, 2003, Cal. No. 17, the hearing was closed.)

For consideration.

No. 26

SOUTHEAST MID-ISLAND REZONING

CDs 2 and 3

C 020636 ZMR

IN THE MATTER OF an application submitted by the Office of the Staten Island Borough President pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Sections Nos. 27a, 27b, 27d, and 34a:**

- 1. changing from an R3-2 District to an R3-1 District property bounded by:**
 - a.** Stobe Avenue, Nugent Avenue, Graham Boulevard, Father Capodanno Boulevard, Mapleton Avenue, Patterson Avenue, a line midway between Midland Avenue and Hempstead Avenue, Olympia Boulevard, a line 200 feet southwesterly of Midland Avenue, Colony Avenue, Lincoln Avenue, a line midway between Baden Place and Patterson Avenue, Elmtree Avenue, a line 100 feet southeasterly of Hylan Boulevard, Maplewood Place, a line 150 feet southeasterly of Hylan Boulevard, Midland Avenue, and a line 100 feet southeasterly of Hylan Boulevard;
 - b.** New Dorp Lane, a line midway between Hett Avenue and Roma Avenue, Ebbitts Street, Hett Avenue, Navesink Place, Roma Avenue, a line 100 feet southwesterly of Tysens Lane, Finley Avenue and its southwesterly centerline prolongation, Agda Street and its southeasterly centerline prolongation, Milton Avenue, the southeasterly prolongation of a line 100 feet southwesterly of Roberts Drive, Manila Avenue, Kissam Avenue, 3rd Street and its northeasterly

and southwesterly centerline prolongations, a line 415 feet southwesterly of Kissam Avenue, Mill Road, Aviston Street, Lynn Street, a line 100 feet northeasterly of Aviston Street, Falcon Avenue, Adelaide Avenue, Medina Street, Isabella Avenue, Hylan Boulevard, a line perpendicular to the southeasterly street line of Hylan Boulevard distant 100 feet (as measured along the street line) from the point of intersection of the southeasterly street line of Hylan Boulevard and the southwesterly street line of Malden Place, Falcon Avenue, Tysens Lane, and Mill Road; and

- c. Hylan Boulevard, Brook Avenue, the southwesterly centerline prolongation of Brook Avenue (between Dugdale Street and Fairbanks Avenue), and Emmet Avenue;

2. changing from an R3-1 District to an R3X District property bounded by:

- a. Richmond Road, Otis Avenue, a line 140 feet southeasterly of Richmond Road, Bryant Avenue, Richmond Road, Prescott Avenue, a line 100 feet southeasterly of Richmond Road, Fremont Avenue, Richmond Road, Lincoln Avenue, a line 200 feet southeasterly of Richmond Road, Midland Avenue, Richmond Road, the northwesterly centerline prolongation of Barton Avenue, a line 110 feet northwesterly of Richmond Road, the northwesterly prolongation of a line 100 feet southwesterly of Seaver Avenue, Richmond Road, Seaver Avenue, North Railroad Avenue, a line midway between Jefferson Avenue and Stobe Avenue, a line 100 feet northwesterly of Hylan Boulevard, Midland Avenue, a line 150 feet northwesterly of Hylan Boulevard, Prescott Avenue, Hylan Boulevard, Bancroft Avenue, a line 100 feet northerwestly of Hylan Boulevard, Burbank Avenue, a line 150 feet northwesterly of Hylan Boulevard, Bache Avenue, a line 100 feet northwesterly of Hylan Boulevard, a line midway between Jacques Avenue and New Dorp Lane, Edison Street, Jacques Avenue, New Dorp Plaza, and a line midway between Cloister Place and New Dorp Lane and its southeasterly prolongation, and excluding property bounded by Lisbon Place and its southwesterly centerline prolongation, a line midway between Colfax Avenue and Lincoln Avenue, North Railroad Avenue, Colfax Avenue, Edison Street, Lincoln Avenue, a line 270 feet southeasterly of South Railroad Avenue, a line midway between Lincoln Avenue and Fremont Avenue, a line 100 feet southeasterly of South Railroad Avenue, Fremont Avenue, North Railroad Avenue, Greeley Avenue, a line 100 feet northwesterly of North Railroad Avenue, and a line midway between Lincoln Avenue

and Fremont Avenue;

- b.** Morley Avenue, Richmond Road, a line 100 feet southwesterly of New Dorp Lane, 4th Street, Ross Avenue, a line bisecting the angle formed by the southwesterly prolongation of the southeasterly street line of 3rd Street and the northwesterly street line of New Dorp Plaza, Beach Avenue, Amboy Road, Tysens Lane, Coverly Street and its northeasterly centerline prolongation, Bishop Street, and Cranford Avenue; and
- c.** South Railroad Avenue, New Dorp Plaza, Ross Avenue, a line 150 feet southeasterly of New Dorp Plaza, a line 200 feet southwesterly of New Dorp Lane, 10th Street, a line midway between Coddington Avenue and New Dorp Lane, a line 100 feet northwesterly of Hylan Boulevard, a line 100 feet southwesterly of Peter Avenue, and Clarence Place; and

3. changing from an R3-2 District to an R3X District property bounded by:

- a.** Amboy Road, Arc Place, and Tysens Lane;
- b.** Brook Avenue and its southwesterly centerline prolongation (between Dugdale Street and Fairbanks Avenue), Aviston Street, Falcon Avenue, a line 100 feet northeasterly of Aviston Street, Lynn Avenue, Aviston Street, Mill Road, a line 415 feet southwesterly of Kissam Avenue, 3rd Street and its northeasterly and southwesterly prolongations, Kissam Avenue, Manila Avenue, the southeasterly prolongation of a line 100 feet southwesterly of Roberts Drive, Milton Avenue, Agda Street and its southeasterly centerline prolongation, Finley Avenue and its southwesterly centerline prolongation, a line 100 feet southwesterly of Tysens Lane, Roma Avenue, Agda Street and its southeasterly centerline prolongation, a boundary line of Great Kills Park and its northeasterly prolongation, Emmet Avenue, the former centerline of Emmet Avenue, a former boundary line of Great Kills Park, a boundary line of Great Kills Park and its northeasterly prolongation, and Emmet Avenue; and
- c.** a line midway between Hett Avenue and Roma Avenue, New Dorp Lane, Cedar Grove Avenue, Waterside Street and its southeasterly centerline prolongation, a line 200 feet northwesterly of Cedar Grove Avenue, Center Place and its southeasterly centerline prolongation, Cedar Grove Avenue, a line 340 feet northeasterly of Milbank Road and its southeasterly prolongation, a line 100 feet southeasterly of Roma Avenue, a line 60 feet northeasterly of Milbank Road and its

southeasterly prolongation, Cedar Grove Avenue, and Ebbitts Street;
as shown on a diagram (for illustrative purposes only) dated September 8, 2003.

(On October 8, 2003, Cal. No. 8, the Commission scheduled October 22, 2003 for a public hearing. On October 22, 2003, Cal. No. 18, the hearing was closed.)

For consideration.

No. 27

CENTRAL MID-ISLAND REZONING

CD 2

C 030022 ZMR

IN THE MATTER OF an application submitted by the Office of the Staten Island Borough President pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Sections Nos. 20d, 21b, 26a, 26c, 26d and 27a:**

- 1. changing from an R3-2 District to an R3A District property bounded by** a line 300 feet northeasterly of Ridgeway Avenue, Victory Boulevard, a line perpendicular to the centerline of Victory Boulevard at a point 300 feet southwesterly of Ridgeway Avenue, a line perpendicular to the last course at a point 1000 feet northwesterly of the centerline of Victory Boulevard, Prices Lane and its northwesterly centerline prolongation, a line 300 feet northwesterly of Victory Boulevard, Parish Avenue, a line 350 feet easterly of Glen Street, a line 100 feet northerly of Wild Avenue and its westerly prolongation, West Shore Expressway, Beresford Avenue and its northwesterly centerline prolongation, a line 400 feet northwesterly of Dean Avenue, Roswell Avenue, a line 400 feet northwesterly of Victory Boulevard Extension, southwesterly and northeasterly boundary line of Schmul Park, a line midway between Mildred Avenue and Watson Avenue and its southwesterly prolongation, the northeasterly, a line 100 feet southwesterly of Shelley Avenue, Watson Avenue and its southwesterly centerline prolongation, the northeasterly boundary line of Schmul Park, a line 400 feet northwesterly of Victory Boulevard Extension, a line 100 feet northeasterly of Burke Avenue, a line perpendicular to the southwesterly Street line of Church Avenue distant 355 feet southeasterly (as measured along the Street line) from the intersection of the southwesterly street line of Church Avenue and the southeasterly street line of Victory Boulevard, Church Avenue, Victory Boulevard, Towers Lane, a line 280 feet southeasterly of Victory Boulevard, a

line 300 feet southwesterly of Ridgeway Avenue, and a line midway between Riche Avenue and Gasper Avenue and its northeasterly and southwesterly prolongations;

- 2. changing from an R3-2 District to an R3-1 District property bounded by:**
- a.** Staten Island Expressway, Richmond Avenue, Lamberts Lane, and Elson Street and its northerly centerline prolongation;
 - b.** a line 100 feet southerly of Lander Avenue, Richmond Avenue, Merrill Avenue, Hillman Avenue, the westerly centerline prolongation of Jardine Avenue, and a line 100 feet easterly of Arlene Street;
 - c.** Victory Boulevard, a westerly boundary line of Willowbrook Park and its westerly prolongation, Richmond Avenue, Signs Road, Amsterdam Avenue and its southerly centerline prolongation, Carnegie Avenue, and Richmond Avenue;
 - d.** a line 100 feet southerly of the southerly street line of Gary Place and its easterly and westerly prolongations, Gary Place and its southerly centerline prolongation, Sleepy Hollow Road and its easterly centerline prolongation, Draper Place and its southerly centerline prolongation at Travis Avenue, and a northerly and easterly boundary line of a park;
 - e.** Ashworth Avenue, a line passing through two points: the first on the southerly street line of Ashworth Avenue distant 440 feet easterly (as measured along the street line) from the intersection of the southerly street line of Ashworth Avenue and the easterly street line of Carpenter Avenue and the second on the northeasterly street line of Rockland Avenue distant 100 feet northwesterly (as measured along the street line) from the intersection of the northeasterly street line of Rockland Avenue and the northwesterly street line of Slayton Avenue, Rockland Avenue, a westerly boundary line of Latourette Park and its northerly prolongation, Nome Avenue and its southeasterly centerline prolongation, Lewiston Street, Furness Place, a line 200 feet southeasterly of Bridgetown Street and its northeasterly prolongation, a line midway between Klondike Avenue and Travis Avenue, a line 100 feet southeasterly of Steinway Avenue, a line 100 feet northeasterly of Shiloh Street, Radford Street, Shiloh Street, the northeasterly prolongation of a line 700 feet southeasterly of Richmond Avenue (between Richmond Hill Road and Nome Avenue),

Nome Avenue, Steinway Avenue, Travis Avenue, Saxon Avenue, Gadsen Place, a line 180 feet northeasterly of Travis Avenue, Ferndale Avenue, Rockland Avenue, and Grissom Avenue;

- f. Nome Avenue, Rockne Street, a line midway between Ellwood Avenue and Nome Avenue, a line 300 feet southeasterly of Rockne Street, Richmond Hill Road, a line 100 feet northwesterly of Mary Mount Street, a line 100 feet southwesterly of Nome Avenue, and a line 700 feet southeasterly of Richmond Avenue;
- g. Staten Island Expressway, Wheeler Avenue, Westwood Avenue, Graves Street, Holden Boulevard, Suffolk Avenue, Vermont Court, Gansevoort Boulevard, Carolina Court, Suffolk Avenue, Harold Street, Bradley Avenue, Brielle Avenue, Walcott Avenue, a northwesterly boundary line of New York City Farm Colony and its northerly prolongation, Colonial Avenue and its northeasterly centerline prolongation, a line midway between Field Street and Hazen Street and its northwesterly prolongation, an easterly boundary line of the State of New York Department of Mental Hygiene, and Hawthorne Avenue and its northerly and southerly centerline prolongations;
- h. Westwood Avenue, Laguardia Avenue, Bolivar Street, and Manor Road; and
- i. Harold Street, Manor Road, Etna Place, a line 100 feet southeasterly of Manor Road, Cliffwood Avenue, Manor Road, Brielle Avenue, Melba Street, Portage Avenue, and Fanning Street; and

3. changing from an R3-2 District to an R3X District property bounded by:

- a. Lamberts Lane, Richmond Avenue, a line 100 feet southerly of Lander Avenue, a line 100 feet easterly of Arlene Street, the westerly centerline prolongation of Jardine Avenue, Hillman Avenue, Merrill Avenue, Richmond Avenue, Carnegie Avenue, Amsterdam Avenue and its southerly centerline prolongation, Signs Road, Richmond Avenue, Amsterdam Place, Freedom Avenue, a line 100 feet northerly of Knapp Street and its easterly prolongation, Richmond Avenue, Travis Avenue, Draper Place, Sleepy Hollow Road and its easterly centerline prolongation, Gary Place and its southerly centerline prolongation, a line 100 feet southerly of Gary Place, an easterly and northerly boundary line of a park, Dinsmore Street and its southerly centerline prolongation, Victory Boulevard, Graham Avenue, Lander Avenue, a

line 180 feet westerly of Elson Street, a line midway between Kirshon Avenue and Lander Avenue, a line 165 feet easterly of Elson Street, Kirshon Avenue, and a line 300 feet easterly of Elson Street;

- b.** a line midway between Klondike Avenue and Travis Avenue, a line 200 feet southeasterly of Bridgetown Street and its northeasterly prolongation, Furness Place, Lewiston Street, Nome Avenue and its southeasterly centerline prolongation, a northwesterly boundary line of Latourette Park, Richmond Hill Road, a line 150 feet northwesterly of Brunswick Street and its northeasterly prolongation, a line midway between Ellwood Avenue and Nome Avenue, Rockne Street, Nome Avenue, the northeasterly prolongation of a line 700 feet southeasterly of Richmond Avenue (between Richmond Hill Road and Nome Avenue), Shiloh Street, Radford Street, a line 100 feet northeasterly of Shiloh Street, and a line 100 feet southeasterly of Steinway Avenue; and
- c.** Staten Island Expressway, Fanning Street and its northerly centerline prolongation, a line 500 feet northerly of Westwood Avenue, a line midway between Elvin Street and Manor Road and its northerly centerline prolongation, a line 200 feet northerly of Westwood Avenue, Manor Road, Harold Street, Fanning Street, Portage Avenue, Melba Street, Brielle Avenue, Bradley Avenue and its southerly centerline prolongation, Harold Street, Suffolk Avenue, Carolina Court, Gansevoort Boulevard, Vermont Court, Suffolk Avenue, Holden Boulevard, Graves Street, Westwood Avenue, and Wheeler Avenue;

as shown on a diagram (for illustrative purposes only) dated September 8, 2003.

(On October 8, 2003, Cal. No. 9, the Commission scheduled October 22, 2003 for a public hearing. On October 22, 2003, Cal. No. 19, the hearing was closed.)

For consideration.

No. 28

NORTHEAST NORTH SHORE REZONING

CD 1

C 030001 ZMR

IN THE MATTER OF an application submitted by the Office of the Staten Island Borough President pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 21a, 21b, 21c and 21d:**

1. **changing from an R5 District to an R3A District property bounded by:**
 - a. Richmond Terrace, a line 100 feet northeasterly of Westervelt Avenue, Carroll Place, and Westervelt Avenue;
 - b. Richmond Terrace, Nicholas Street, Carroll Place, and St. Peters Place;
 - c. a line passing through two points: one on the westerly street line of Westervelt Avenue distant 855 feet southerly (as measured along the street line) from the intersection of the westerly street line of Westervelt Avenue and the southerly street line of Richmond Terrace and the other on the easterly street line of Jersey Street distant 830 feet southerly (as measured along the street line) from the intersection of the easterly street line of Jersey Street and the southerly street line of Richmond Terrace, Westervelt Avenue, Cleveland Street, and a line 100 feet southwesterly of Westervelt Avenue; and
 - d. Scribner Avenue and its easterly prolongation, Daniel Low Terrace, a line 150 feet northerly of Corson Avenue, Sherman Avenue, Corson Avenue, Freemont Street, a line midway between Corson Avenue and Brook Street, Westervelt Avenue, Brook Street, and a line 150 feet easterly of Jersey Street;
2. **changing from an R4 District to an R3A District property bounded by:**
 - a. Carroll Place, Nicholas Street, St. Marks Place, Phelps Place and its northerly prolongation, Hamilton Avenue, St. Marks Place, Fort Place, Belmont Place, Vne Street, Daniel Low Terrace, Crescent Avenue, Westervelt Avenue, Hendricks Avenue, Sherman Avenue, Fort Place, Daniel Low Terrace, Scribner Avenue and its easterly prolongation, a line 150 feet easterly of Jersey Street, Crescent Avenue, Beechwood Avenue, Cleveland Street, and Westervelt Avenue;

- b. Brighton Avenue, Ely Street, a line 250 feet northwesterly of Corsen Avenue, a line 100 feet southwesterly of Jersey Street, a line 150 feet northwesterly of Victory Boulevard, Woodstock Avenue, Castleton Avenue, Pine Street, Stanley Avenue, and Trumbell Place; and
 - c. A line 300 feet southerly of Broad Street, Targee Street, Vanderbilt Avenue, Van Duzer Street, a line midway between Pleasant Valley Avenue and Wandell Avenue, a line 100 feet westerly of Van Duzer Street, the westerly prolongation of a line midway between Metcalfe Street and Hillside Avenue, and Van Duzer Street;
3. **changing from an R3-2 District to an R3A District property bounded by:**
- a. Castleton Avenue, Brighton Avenue, Trumbell Place, Stanley Avenue, Pine Street, Castleton Avenue, Havenwood Road, Forest Avenue, and a line 100 feet easterly of Randall Avenue;
 - b. a line 375 feet southerly of Broad Street, Van Duzer Street, the westerly prolongation of a line midway between Metcalfe Street and Hillside Avenue, a line 100 feet westerly of Van Duzer Street, Ramsey Place and its southerly prolongation, the northerly street line of Baring Place, and a line 200 feet westerly of Van Duzer Street;
 - c. a line 300 feet southerly of Broad Street, Warren Street, a line 200 feet northwesterly of Coursen Place, a line 200 feet southwesterly of Tompkins Avenue, Vanderbilt Avenue, Park Hill Court, Park Hill Avenue, a line 100 feet southwesterly of Park Hill Lane, Vanderbilt Avenue, Roff Street, Targee Street, Waverly Place, Wiederer Place, Osgood Avenue, and Targee Street; and
 - d. Vanderbilt Avenue, Targee Street, Manton Place and its northwesterly prolongation, Neckar Avenue, North Narrows Road, DeKalb Street, Richmond Road, a line 100 feet southwesterly of Pierce Street, a line 100 feet southeasterly of Richmond Road, Pierce Street, and Richmond Road;
4. **changing from an R3-1 District to an R3A District property bounded by** a line 100 feet westerly of Van Duzer Street, a line midway between Pleasant Valley Avenue and Wandell Avenue, Van Duzer Street, Richmond Road, Concord Place, Longview Road, the southeasterly prolongation of Campus Road, and a line 125 feet westerly of Cedar Terrace and its northerly and southerly prolongations, Cedar Terrace, and the southerly prolongation of a line 100 feet

westerly of Van Duzer Street;

5. changing from an R3-1 District to an R3X District property bounded by:

- a.** Castleton Avenue, Woodstock Avenue, Victory Boulevard, Forest Avenue, and Havenwood Road; and
- b.** a southeasterly boundary line of Silver Lake Park and its southwesterly prolongation, a southerly boundary line of Marine Cemetery and its easterly prolongation, a line perpendicular to the northwesterly street line of Victory Boulevard distant 150 feet (as measured along the street line) from the intersection of the northerly street line of Cheshire Place and the northwesterly street line of Victory Boulevard, Victory Boulevard, Highland Avenue, Arlo Road, a line 100 feet easterly of Highland Avenue, Howard Avenue, Rugby Avenue, Foote Avenue, Clove Road, Little Clove Road, Cayuga Avenue, a line 100 feet southerly of Tioga Street, a line midway between Seneca Avenue and Ontario Avenue, Oswego Street, Logan Avenue, Schoharie Street, Ontario Avenue, a line 150 feet southerly of Victory Boulevard, Seneca Avenue, Niagara Street, a line 150 feet southwesterly of Clove Road, Genesee Street, Clove Road, Dudley Avenue, a line 150 feet northeasterly of Clove Road, Waldron Avenue, and Clove Road; and

6. changing from an R3-2 District to an R3X District property bounded by:

- a.** a line midway between Rosewood Place and Victory Boulevard and its northeasterly prolongation, a line 100 feet southwesterly of Avon Place and its northwesterly prolongation, Edgar Terrace and its southwesterly prolongation, Fiedler Avenue, a line 100 feet northwesterly of Ward Avenue, and Cebra Avenue; and
- b.** Swan Street, a line 100 feet easterly of St. Pauls Avenue, a line 125 feet southerly of Grant Street, a line 100 feet southeasterly of Van Duzer Street, Clinton Street, a line 100 feet northwesterly of Bay Street, Baltic Street, a line 100 feet southeasterly of Van Duzer Street, Congress Street, a line 100 feet westerly of Bay Street, the northeasterly centerline prolongation of Boyd Street, Prospect Street and its northwesterly centerline prolongation, a line 150 feet northwesterly of Van Duzer Street, Wright Street, Van Duzer Street, Wright Street, Boyd Street, a line perpendicular to the northwesterly street line of Boyd

Street distant 250 feet northeasterly (as measured along the street line) from the intersection of the northwesterly street line of Boyd Street and the northeasterly street line of Court Street, Tompkins Place and its northeasterly centerline prolongation, a line 200 feet southwesterly of Wright Street, Van Duzer Street, a line 100 feet southwesterly of Smith Terrace, a line perpendicular to the southwesterly street line of Smith Terrace and passing through the point of curvature at the cul-de-sac, a line perpendicular to the northerly street line of Willow Street distant 85 feet westerly (as measured along the street line) from the easterly terminus of Willow Street, Willow Street, a line perpendicular to the southerly street line of Willow Street distant 135 feet easterly (as measured along the street line) from the intersection of the southerly street line of Willow Street and the northeasterly street line of Stone Street, Van Duzer Street, St. Pauls Avenue, Occident Avenue, the southwesterly centerline prolongation of Catlin Avenue, Pommer Avenue, Ward Avenue, Cebra Avenue, a line 100 feet southeasterly of Ward Avenue, a line 100 feet southeasterly of Nixon Avenue, the northeasterly prolongation of the northwesterly street line of Dyson Street, a line 75 feet southeasterly of Nixon Avenue, the southerly prolongation of the westerly street line of Homer Street, a line 100 feet northerly of Nixon Avenue, a line 100 feet southeasterly of Ward Avenue, the southeasterly centerline prolongation of Fiedler Avenue, and Homer Street;

partially within the Special Hillside Preservation District, as shown on a diagram (for illustrative purposes only) dated September 8, 2003.

(On October 8, 2003, Cal. No. 10, the Commission scheduled October 22, 2003 for a public hearing. On October 22, 2003, Cal. No. 20, the hearing was closed.)

For consideration.

No. 29

CD 1

N 040087 ZRR

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for amendments to the Zoning Resolution of the City of New York, relating to Article XI, Chapter 9, (Special Hillside Preservation District), to modify the provisions of Section 119-211 concerning lot coverage on Tier II and steep slope sites.

Proposed Text Amendment of Section 119-211 of the Special Hillside Preservation District

Matter in Underline is new, to be added;
Matter in ~~Strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicate where unchanged text appears in the Zoning Resolution

Article XI - Special Purpose Districts

**Chapter 9
Special Hillside Preservation District**

* * *

**119-211
Lot coverage, floor area and density regulations**

* * *

The maximum permitted percentage of #lot coverage# on a #zoning lot# shall be determined by Table I or Table II of this Section, as applicable.

TABLE I

PERMITTED PERCENTAGE OF LOT COVERAGE ON A ZONING LOT
BY ZONING DISTRICT, AVERAGE PERCENT OF SLOPE AND
RESIDENCE TYPE

#Average Percent of Slope#	#Residence District#*						
	R6						
	R1-1 R1-2 R1	R2	R3-1 R3-2 R3	R4	R5	1-2 Family	Other
10-14.9	22.5	22.5	22.5	36.0	45.0	48.6	32.4
15-19.9	20.0	20.0	20.0	32.0	40.0	43.2	28.8
20-24.9	17.5	17.5	17.5	28.0	35.0	37.8	25.2

* or #Residence District# equivalent when #zoning lot# is located within a #Commercial District#

* * *

TABLE II

PERMITTED PERCENTAGE OF LOT COVERAGE ON A ZONING LOT
OR PORTION OF A ZONING LOT WITH A STEEP SLOPE,
BY ZONING DISTRICT AND RESIDENCE TYPE

	#Residence District#*						
	R6						
	R1-2 R1	R2	R3-2 R3	R4	R5	1-2 Family	Other
	12.5	12.5	12.5	20.0	25.0	27.0	18.0

* or #Residence District# equivalent when #zoning lot# is located within a #Commercial

District#

* * *

(On October 8, 2003, Cal. No. 11, the Commission scheduled October 22, 2003 for a public hearing. On October 22, 2003, Cal. No. 21, the hearing was closed.)

For consideration.

No. 30

YMCA LITTLE LEAGUE

CD 3

N 030486 RAR

IN THE MATTER OF an application submitted by the YMCA of Greater New York **for the grant of authorizations** pursuant to Sections 107-64 and 107-65 of the Zoning Resolution for the Removal of Trees and Modification of Topography **to allow the construction of a little league baseball field on one zoning lot on a property located at St. Alban's Place, Pacific Avenue, Oakdale Avenue and Thornycroft Avenue (Block 5239, Lot 48) in an R3-2 district within the Special South Richmond Development District.**

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6th Floor, Staten Island, New York 10301.

For consideration.

No. 31

50 AND 60 CHIPPERFIELD COURT

CD 2

N 040053 ZAR

IN THE MATTER OF an application submitted by Robert Cavallino and Victor Battaglia for the grant of authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution to modify topography and alter botanic environment or remove trees, respectively, **to allow construction of two single-family homes, two detached garages, and an in-ground swimming pool at 50 and 60 Chipperfield Court (aka 325 Ocean Terrace) (Block 687, Lots 335 and 337) in an R1-2 district within the Special Natural Area District (NA-1).**

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6th Floor, Staten Island, New York 10301.

For consideration.

No. 32

36 ST. JAMES PLACE

CD 2

N 030432 ZAR

IN THE MATTER OF an application submitted by Leo Bivona for the grant of authorizations pursuant to Sections 105-421, 105-423, and 105-424 of the Zoning Resolution to modify topography, alter botanic environment or remove trees, and alter other natural features, respectively, **to allow construction of a single-family home and in-ground swimming pool at 36 St. James Place (Block 871, Lot 230) in an R1-1 district within the Special Natural Area District (NA-1).**

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6th Floor, Staten Island, New York 10301.

For consideration.
